WATER PARK GOALS

1. Create community-focused program allowing for diverse experiences

2. Celebrate and integrate natural vegetation and green space into public realm

3. Integrate iconic structural elements for additional community amenity, creating a civic destination while bolstering economic value

4. Create an activated double-sided retail street
OPEN SPACE FRAMEWORK - FALL 2020

WATER PARK IS PART OF A LARGER NETWORK OF OPEN SPACES
WHAT WE HEARD

JBGSmith and the Crystal City BID recently completed a public engagement process for 5 proffered parks including:

- Gateway Park
- Center Park
- Metro Market Square
- 23rd Street Park
- Crystal Park

Although Water Park was not the focus of the engagement process, it came up many times as an important open space. Many comments reinforced the concepts from the Sector Plan that Water Park could be further activated with food/beverage and events and enhances as an active space.

The following are quotes from the engagement process about Water Park and Crystal City parks spaces in general:

“ADDING VIBRANCY TO PARKS.”

“THE SECTOR PLAN IS AN IMPORTANT PLANNING GUIDE, BUT IT IS IMPORTANT TO RESPOND AND DESIGN THE PARKS FOR THE CURRENT CONDITIONS TODAY. THE PARKS SHOULD REFLECT THE COMMUNITY’S CURRENT PROGRAM NEEDS.”

“CRYSTAL CITY USED TO BE A STERILE AND CORPORATE NEIGHBORHOOD AND HAS TRANSFORMED TO BE A PLACE WITH MORE FAMILIES AND YOUNG PEOPLE LIVING THERE. WOULD LIKE TO SEE THIS TREND CONTINUE.”

“ENCOURAGE MORE YOUTH ACTIVITIES AND FAMILY-ORIENTED PROGRAMMING.”

“CHILDREN’S PROGRAMMING— PROVIDE PROGRAMMING BEYOND PLAYGROUNDS. WHAT OTHER SPACES ENABLE PLAY?”

“PLACES TO LINGER: APPRECIATE PARKS THAT INVITE PEOPLE TO STAY AND FIND RESPITE (“LOVE TO BE ABLE TO SIT AND DRINK COFFEE”)”

“WATER PARK: GREAT SPACE, A LITTLE AWKWARD.”
SITE ASSETS

Great Tree Canopy
The site features mature tree canopy that enhance and shade the site.

Location
Water Park’s location in the heart of Crystal City makes it ideal for a vibrant mix of uses and users.

A Strong Identity
Water Park, like the name suggests, has an iconic water feature that many people remember and associate with the space.

A Robust Buffer
The dense cluster of vegetation along the eastern perimeter of the site buffers the park from the rail tracks and the airport.
WATER PARK CHALLENGES

- Lack of spatial definition and distinct zones
- Water wall in non-interactive and difficult
- Lack of gathering spaces
- Sloped lawn is undersized and hard to use
- Decorative planting
- Water terrace with collection pool
- Upper water basin
- Non accessible path
- Park disconnected from current and future trail
- Lack of street edge
PROGRAMMATIC ELEMENTS

- Diverse Food Options
- Preserve and Enhance Nature
- Create multi-generation spaces for the community
- Usable Spaces
- Create Better Edges
- Trail Connection
The VRE/MVT connections are excluded from all area calculations.

Legend:
- Usable Space (30,000 SF/45.9%)
- Non Usable Space (35,000 SF/53.5%)
- Buildings (300 SF/0.6%)

Total: 65,300 SF

The VRE/MVT connections are excluded from the area calculations (8000 SF)
BASE CASE PROPOSAL

The VRE/MVT connections are excluded from all area calculations.

AREA CALCULATIONS

NATIONAL LANDING

LEGEND

- USABLE SPACE (34,250 SF/52.5%)
- NON USABLE SPACE (24,050 SF/37%)
- BUILDINGS (7,000 SF/10.5%)

Total: 65,300 SF

The VRE/MVT connections are excluded from the area calculations (8,000 SF)

6.6% increase in usable area from existing Water Park

Total: 65,300 SF

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12/02/2020

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12/02/2020

NATIONAL LANDING
The VRE/MVT connections are excluded from all area calculations. The area calculations show a total of 65,300 SF.

- TURN KIOSK TO INCREASE POROSITY
- INCREASE USABLE GREEN SPACE
- REDUCE MOUNDS TO INCREASE VISIBILITY
- PRESERVE MORE TREES

### AREA CALCULATIONS

**CURRENT CONCEPT**

- **USABLE SPACE (36,100 SF/55%)**
- **NON USABLE SPACE (23,200 SF/36%)**
- **BUILDINGS (6,000 SF/9%)**

**Legend**

- **Total: 65,300 SF**
- **9.1% increase in usable area from existing Water Park**
- **9,829 SF**
- **1,000 SF**
- **682 SF**
- **682 SF**
- **682 SF**
- **682 SF**
- **2,044 SF**
- **1,262 SF**
- **1,262 SF**
- **1,699 SF**
- **298 SF**
- **1,256 SF**
- **838 SF**
- **2,000 SF**
- **750 SF**
- **400 SF**
- **1,489 SF**

**Scale:** 1” = 40'
CURRENT CONCEPT
CURRENT CONCEPT

AREA A: THE PROMENADE
AREA B: EVENT LAWN
AREA C: FOUNTAIN PLAZA
AREA D: HILLSIDE LAWN
AREA E: SHADED SEATING
AREA F: WATER BAR

AREA G: MVT/VRE CONNECTION
PROMENADE
KIOSK CHARACTER IMAGES
PROMENADE
PROMENADE
PROMENADE
EVENT LAWN
WATER PLAZA
HILLSIDE LAWN
SHADED SEATING
WATER BAR
WATER BAR
CURRENT CONCEPT
Thank you
APPENDIX
EXISTING CONDITIONS

HOW CAN WE CREATE A GOOD EDGE & KEEP IT POROUS?
BASE CASE PROPOSAL

STREET FRONTAGE POROSITY

TOTAL STREET FRONTAGE: 367 LF

- OPEN: 185 LF
- FRONTAGE: 182 LF

NATIONAL LANDING

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12/02/2020

STREET FRONTAGE POROSITY

NATIONAL LANDING

HOERR SCHAUDT

12/02/2020
367' OPEN: 226 LF
FRONTAGE: 141 LF

TOTAL STREET FRONTAGE: 367 LF

NOTE: FINAL KIOSK PLACEMENT TO BE DETERMINED BASED UPON THE PRESERVATION OF THE EXISTING TREES AND OTHER SITE CONSIDERATIONS
TREE PRESERVATION COMPARISON

BASE CASE PROPOSAL

TOTAL TREES ON CRYSTAL DRIVE FRONTAGE: 34
- PRESERVED TREES: 24
- REMOVED TREES: 10
- EXISTING TREE BEYOND CRYSTAL DRIVE FRONTAGE
- CRYSTAL DRIVE FRONTAGE

CURRENT CONCEPT

TOTAL TREES ON CRYSTAL DRIVE FRONTAGE: 34
- PRESERVED TREES: 17
- REMOVED TREES: 17
- EXISTING TREE BEYOND CRYSTAL DRIVE FRONTAGE
- CRYSTAL DRIVE FRONTAGE
CURRENT CONCEPT - CRITICAL DIMENSIONS

- 10' PUBLIC PEDESTRIAN ZONE
- 20' KIOSK ZONE
- 15' INTERNAL PEDESTRIAN ZONE (MIN.)

±100'
BASE CASE PROPOSAL & CURRENT CONCEPT COMPARISON

KEY PLAN-ALTERNATE PROPOSAL

KEY PLAN - CONCEPT 2